



## Invitation to Bid

**HNS19-21**

**Documents included in Package:**

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

**Bid Walk & Bid Opening:**

Project Address: <b><u>2000 Highland St.</u></b>	
<b>Targeted Rehabilitation Camp Green Neighborhood LEADSAFE CHARLOTTE</b>	
Bid Walk: <b>11/29/2018 at 11:00 am</b>	
Bid Opening: <b>12/6/2018 at 2:00 pm</b>	
Client Name:	Contact Number:
Project Manager: John Sutton	Contact Number: 704-361-3881

**Bid Walk and Bidding Instructions:**

*All bid walks are mandatory.*

*If you are going to be late the policy is the following:*

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at John Sutton (cell # 704-361-3881).

*Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.*



**SAFE HOME**  
**CITY OF CHARLOTTE**  
NEIGHBORHOOD & BUSINESS SERVICES

**The Bids will be opened at 600 East Trade St. immediately following the above due date and time.**

**Company Acknowledgement:**

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at **2000 Highland St.,** to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

***All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:***

Dollars (\$ \_\_\_\_\_ )

*Written total*

Specs Dated: 11 /2/2018	Number of Pages: 9
Addenda # 1 Dated:	Number of Pages:
Addenda # 2 Dated:	Number of Pages:
<b>Project start date:</b>	
<b>Project Completion Date:</b>	

***Please Print and Sign:***

Company Name/Firm:

Authorized Representative Name:

Signature:

Date:

# Work Specification

Prepared By:

**City of Charlotte Housing & Neighborhood Services**  
**600 E. Trade Street**  
**Charlotte, NC 28202**  
**(704) 336-7600**

## Property Details

Address:	2000 Highland St Charlotte, NC 28208	Owner:	Christine Misenheimer
Structure Type:	Single Unit	Owner Phone:	Cell: (704) 449-1428
Square Feet:	1286	Program(s):	LeadSafe 2016 Healthy Homes LBP 2016 Targeted FY18 (CDBG Funds)
Year Built:	1943		
Property Value:	79100		
Tax Parcel:	06708110		
Census Tract:			
Property Zone:	Council District 3		

## Repairs

### Description

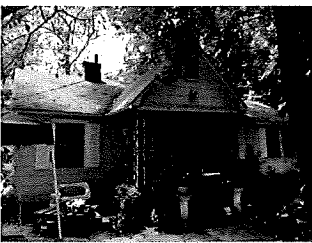
Floor      Room      Exterior

### **Tear Off & Reroof Shingles**

**EXTERIOR**

**Exterior**

Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories.



Bid Cost:		X	=	
	Base	Quantity		Total Cost

# Work Specification

## Prep & Paint Exterior Surfaces

EXTERIOR

Exterior

Prep and paint all exterior painted surfaces NOT on the lead scope. Properly dispose all loose materials. Secure or replace all loose, broken, rotted or deteriorated materials. Caulk and fill all cracks, voids, holes, etc. prior to applying 25-year or better Low VOC paint. Owners choice of color. All work to be done in a neat & professional manner. Use care to protect all surfaces not intended for paint coverage.



Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

## Asbestos Siding - Repair

EXTERIOR

Exterior

Replace missing or deteriorated asbestos siding with fiber cement equivalent. Use best practices to ensure safety of occupants and workers.



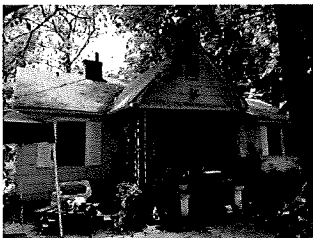
Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

## Porch Frame Columns

EXTERIOR

Exterior

Remove and replace existing wrought iron columns on front porch and replace with appropriately sized and proportioned white wooden or vinyl wrapped columns. Please select a square or rectangle based column and not round.



Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

## Ceiling Replace and Repaint

LIVING ROOM

Remove existing ceiling covering, replace any deteriorated framing. Install 1/2" drywall to Code. Tape. Add 3 coats of compound and sand smooth. Repaint ceiling white.

\*\*\*Installing new drywall over-top of existing ceiling finish is also acceptable.



Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

# Work Specification

## Prep & Paint Room Flat

## LIVING ROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

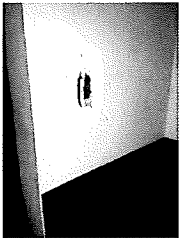


Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
Base Quantity Total Cost

## Replace Receptacles, Switches, and Plates

## GENERAL REQUIREMENTS

Replace all receptacles, switches and cover plates throughout entire house. Use code appropriate devices. This also includes any wall or ceiling damage repairs.



Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
Base Quantity Total Cost

## Floor System Repair FRONT RIGHT

## BEDROOM

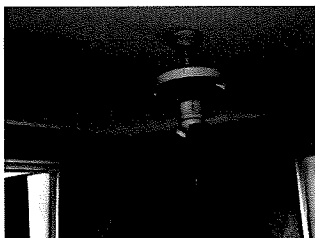
Work may include installation of 2"x 8" joists hung 16" on center, and repair/replacement of beams/girders. Include replacing all deteriorated band joists and insulating floor to code. Work could also include installation of masonry piers.

\*\*\*All repairs to the floor are to be completed from underneath the home.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
Base Quantity Total Cost

## Ceiling Fan with Light Kit IN ALL 3 BEDROOMS

Install a 52" 3 speed flush mounted ceiling fan with a minimum two bulb UL approved, LED light fixture with shade and lamps. Include ceiling fan mounting box.



Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
Base Quantity Total Cost

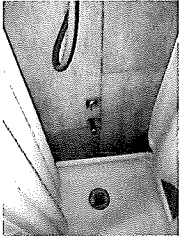
# Work Specification

## Ceramic Wall Tile - Plumbing Wall ONLY

### BATHROOM - MAIN

Install owner's choice ceramic wall tile over cement fiberboard with troweled adhesive. Include preformed base, cap, stop, return and trimmer pieces to complete installation. After at least 24 hours drying time, apply latex based portland cement grout. Clean all excess grout and apply mildew resistant white silicone caulk at all seams, fixture lips and pipe penetrations.

\*\*\*Work includes KEEPING the existing shower pan. Please cut and remove the tile in the existing surround and replace the center strip where the shower controls are, and close up where existing tub faucet penetrates wall of the surround with some kind of accent tile or tile to match if possible.

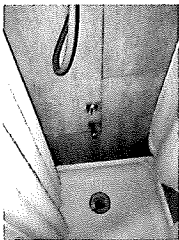


Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
Base Quantity Total Cost

## Replace Tub/Shower Valve and Trim

### BATHROOM - MAIN

Remove the existing tub faucet and properly terminate, and replace shower valve and trim and replace with new per the Plumbing Code and the Construction Standards.



Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
Base Quantity Total Cost

## GFCI Receptacle 20 AMP

### BATHROOM - MAIN

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
Base Quantity Total Cost

## Prep & Paint Room Semi Gloss

### BATHROOM - MAIN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

\*\*\*Color of paint should match existing and include painting the ceiling as well - all the same color.



Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
Base Quantity Total Cost

# Work Specification

## Miscellaneous Plumbing Scope - Lavatory

### BATHROOM - MAIN

Install proper hot and cold supply lines to current Code to supply the pedestal sink. Include any work necessary to repair tear out.



Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## Bath Exhaust Fan - New Installation

### BATHROOM - MAIN

Install a ceiling or through-the-wall, exterior ducted, vent fan with damper. Include power and switch wiring using #14 copper Romex. Repair any tear out.

Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## Light Fixture Replace

### DINING ROOM

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, LED light fixture with shade and lamps.



Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## Resilient Flooring

### KITCHEN

Install 25 year warranted resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

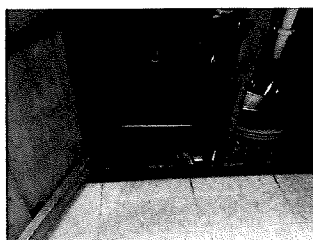


Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## Cabinet Repair

### KITCHEN

Repair base cabinet under kitchen sink by installing plywood bottom. Finish with white semi-gloss low-VOC paint or polyurethane.



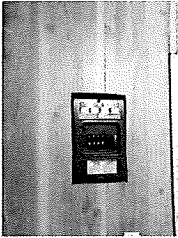
Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

# Work Specification

## Electric Service 200 AMP

### GENERAL REQUIREMENTS

Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration.



Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
Base Quantity Total Cost

## Air Admittance Valve Installation

### KITCHEN

Install an air admittance valve between the P-trap and the drain line of the kitchen sink, with the vent mounted on one leg of a sanitary tee and the other leg going to the drain. Unit must be placed to Code.

\*\*\*Price should also include properly terminating existing kitchen drain and vent assembly, Strap up waist line as required. Siding Repair is in line item addressing asbestos siding.



Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
Base Quantity Total Cost

## Gas Pack

### GENERAL REQUIREMENTS

Install combination AC/furnace unit, minimum 14 SEER design per manual J and Manual D for this home.

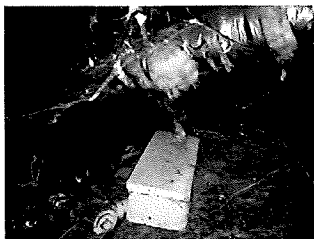


Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
Base Quantity Total Cost

## Replace/Install Duct Work System

### CRAWL SPACE

Replace all ductwork and supply mixing box plenum. Ensure system is properly supported from ground (supply, return, and flex.) Ductwork shall be R-8 and mastic sealed.



Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
Base Quantity Total Cost



## Work Specification

## Low-Boy Water Heater 40 Gallon Electric

Install a 40 gallon, glass lined, high recovery insulated to R-7, double element, electric water heater with 10 year warranty. Include pressure and temperature relief valve, expansion tank, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Dispose of old water heater appropriately.

**Bid Cost:**  $\frac{\text{Base}}{\text{Quantity}} \times \text{X} = \text{Total Cost}$

## Floor System Repair

Work may include installation of 2"x 8" joists hung 16" on center, plywood or tongue and groove subfloor. Include replacing all deteriorated band joists and insulating floor to code.

\*\*\*Existing base cabinets and rear deck are to REMAIN. Floor system can be repaired from the top.

**Bid Cost:**  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

### Exterior Handrails - Rear Deck BOTH SIDES

Install handrails to current building code- specified treated lumber. Size & dimensions to code.

\*\*\*Price is for (2) sets of stairs that service the rear deck.



**Bid Cost:**                      X                      =                       
                     Base                      Quantity                      Total Cost

### Crawl Space Access Door

Install a 3/4" pressure treated plywood access door in a 2" x 4" pressure treated frame. Provide galvanized iron hinges and hasp.

**Bid Cost:**                      X                      =                       
                     Base                      Quantity                      Total Cost

**Foundation Vent Screen ALL**

Replace foundation vent housing with heavy duty galvanized steel screening.

\*\*\*Price also includes any necessary brick repointing to install new vent screen.



**Bid Cost:** \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
Base Quantity Total Cost

# Work Specification

## Foundation Vent Well ALL

EXTERIOR

Exterior

Install galvanized vent well along exterior of below-grade foundation vent to divert dirt and water from infiltrating vent.

\*\*\*Vents are to be installed along left face of the home. Contractor to verify number of vents as side of home was obstructed upon initial inspection.



Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
Base Quantity Total Cost

## Portable Toilet

GENERAL REQUIREMENTS

Provide temporary toilet facilities from job start until approval of permanent facilities.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
Base Quantity Total Cost

## Permits Required

GENERAL REQUIREMENTS

The contractor is responsible obtaining and paying for all permits required. Said permits shall include all items in this scope of work.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
Base Quantity Total Cost

## Dumpster

GENERAL REQUIREMENTS

After procuring all required permits, place AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
Base Quantity Total Cost

## Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

\*\*\*Detector count is for (3) detectors.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
Base Quantity Total Cost

## Combination CO / Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install a hard wired combination carbon monoxide and smoke detector with battery back up.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
Base Quantity Total Cost

## Work Specification

**See Attached Lead Scope**

## GENERAL REQUIREMENTS

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

$$\text{Bid Cost: } \frac{\text{X}}{\text{Base}} \times \text{Quantity} = \text{Total Cost}$$

## Vinyl Window

**EXTERIOR**

## Exterior

Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW-E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill. Any windows replaced in a bathroom must have tempered glass.

\*\*\*Count for this price is for (10) windows. There are (6) additional windows listed on the lead scope for a total of (16) windows. All windows are to be replaced at this home.


$$\text{Bid Cost: } \frac{\text{X}}{\text{Base}} \times \text{Quantity} = \text{Total Cost}$$

## Dryer Vent

Install 4" rigid aluminum vent tubing from the specified dryer location to a 4" wall mounted dryer vent hood with a back flow preventer and NO screening. Fasteners shall not protrude into the interior of the exhaust duct. Seal all seams in the system with duct mastic or aluminum foil tape, not duct tape. Secure duct and hood to framing.

**Bid Cost:**                      X                      =                       
                     Base                      Quantity                      Total Cost

## Certification

Contractor Name: \_\_\_\_\_

**Total Cost:**

**Signature:** \_\_\_\_\_

Date: \_\_\_\_\_

LEAD ABATEMENT SCOPE OF WORK  
& INSTRUCTIONS TO BIDDERS

Address

9-Aug-18

2000 Highland St

Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	COST
1	Exterior - Side A Door	Remove and replace with prehung exterior door.	1		
2	Exterior - Side A Porch Ceiling and Header	Scrape loose paint and re-paint.	1		
3	Exterior - Window 1, 2, 11, and 12 Sashes	Remove and replace window (all components).	4		
4	Exterior - Window 1, 2, 4, 8, 11 and 12 Sills	(see line item 3). Remove and replace window 4 and 8 (all components).	2		
5	Exterior - Window 11 and 12 Casings	(see line item 3).	0		
6	Exterior - Side A, C and D Soffit	Scrape loose paint and re-paint.	1		
7	Room 3 - Side A Door Jamb, Casing and Door	Remove and replace.	1		
8	Room 3 - Window 5 Sill	Remove and replace.	1		
9	Room 3 - Window 4 Sill and Casing	(Window will be replaced on rehab scope). Remove and replace interior sill.	1		
10	Room 2 - Side D Door Casing	Remove and replace.	1		
11	Interior - Window Sills	Perform specialized cleaning of all sills.	1		

Total

\*\*\*Prices for exterior work includes repair/replacement of any rotten wood.

Contractors may submit an occupant protection plan on the form provided.

NOTES:

- 1 Complete all Interior work in a unit in a single day.
- 2 Allow for replacement of 50 board feet of rotted wood.
- 3 Unless otherwise noted any window or door removal and replacement includes frame and trim on both sides.
- 4 In lieu of complete removal, window frames may be enclosed with vinyl on exterior in accordance with all project manual requirements.
- 5 Contact EI Group to conduct inspections prior to repainting or other putback and after vinyl siding installation.
- 6 Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Addenda (if any):

Addendum#	Date

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

Contractor Submitting Bid:

Address:

Phone:

# Field Notes

